

NOTES:

WATER: Baton Rouge Water  
FIRE: Baton Rouge City Fire  
ELECTRIC: Entergy  
SEWER: W.S.T.N.  
GAS: Entergy  
EXISTING LAND USE: INST  
FUTURE LAND USE: CN  
SCHOOL DISTRICT: EBR-8  
CHARACTER AREA: Suburban

GENERAL NOTES:

1.) Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0245E for East Baton Rouge Parish Louisiana, last revised May 2, 2008, the property shown hereon is located in Flood Zone "AE" & "X" (With Shading). Nearest adjacent Base Flood Elevation = 25 feet (NAVD 1988). The current base flood and inundation elevations are subject to change and should be verified with the Department of Development prior to issuance of building permits.

FLOOD AREAS DEFINED:

Zone "X" (With Shading): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Zone "AE": Special flood hazard areas subject to inundation by the 1% annual chance flood (base flood elevations determined).

Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov

2.) Zoning: B1 (Transition)

Yard Requirements:  
Minimum Front Yard: 20 feet  
Minimum Rear Yard: 25 feet  
Minimum Side Yard: 5 feet  
Minimum Corner Side Yard: 20 feet

Zoning information should be verified with City/Parish Planning Commission.

\*\*NOTE:

No Building Permit Shall Be Issued For Tract B Until The Following Requirements Have Been Completed: (1) Sanitary Sewer Plans Shall Be Designed By A Qualified Licensed Engineer; (2) Plans Shall Be Reviewed And Approved By The Department Of Public Works; (3) The Required Sanitary Sewer Improvements Shall Be Constructed and Bonded by The Owner/Contractor; (4) The Department Of Public Works Shall Inspect And Approve Sanitary Sewer Improvements; (5) Upon Acceptance of the Work by the Department of Public Works or the Posting of a Bond by the Owner/Contractor, a Revision to This Plot Removing This Stipulation Shall Be Submitted to the Planning Commission for Approval; And (6) The Revised Plot Shall Then Be Recorded In The Clerk Of Court Conveyance Records And The Required Certified Copies Submitted To The Planning Commission for Distribution.

3.) Reference Maps:  
A. Map Showing Subdivision of A Part of Moss Side Plantation, prepared by A.G. Mundinger, dated January 12, 1940.  
B. Plat Showing Subdivision of Tract "B" of the Bahlinger Tract for J.A. Bahlinger, et al, prepared by R.L. Breaux, Surveyor, dated September 20, 1976 and most recently revised on September 25, 1979.  
C. Final Plat of Pleasant Ridge Being Tract A and a 1.557 Acre Tract Formerly a Portion of Old Moss Side Plantation for Enrichment, Inc., prepared by James R. Joffrion with Joffrion & Assoc., Inc., dated October 10, 1984.  
D. Final Plat of Quail Oak Subdivision Being the Subdivision of Tracts A-1, AA-3, and A-A-2-1 of the Bahlinger Tract for Quail Oak Subdivision, prepared by Ronald K. Ferris with Ferris & Associates Engineering, Inc., dated November 15, 1982 and most recently revised on April 27, 1983.

4.) (\*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.

5.) No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.

6.) Utilities: The location of underground utilities was not in the scope of this survey.

7.) Contour lines, Section lines and flood zone boundaries were digitized from F.E.M.A. flood insurance rate maps and U.S.G.S. Quadrangle maps. They are shown for reference only and were not field verified at the time of this survey.

NOTE:

Stormwater Management: As part of construction, it shall be the Responsibility of the owner to comply with storm Water management and drainage requirements set forth in section 15.13 of the unified development code, latest revision.

DEDICATION:

The streets and rights of way shown hereon, if not previously dedicated, are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes, other than those labeled as private servitudes, are granted to the public for the purposes indicated on the plat, including utilities, drainage, sewage removal or other proper purpose for the general use by the public. No trees, shrubs or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right of way so as to prevent or unreasonably interfere with any purpose for which the servitude or right of way is granted.

SEWAGE DISPOSAL:

No person shall provide a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of East Baton Rouge Parish.

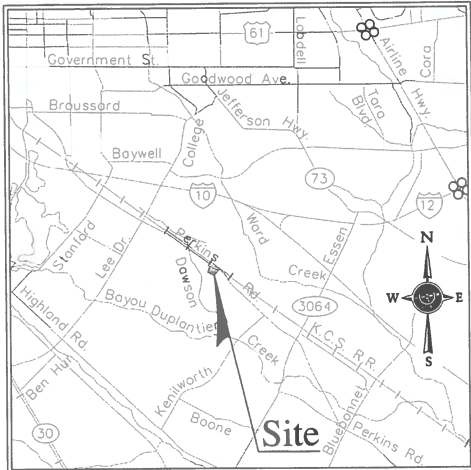
Fred Kimmel, Vice President  
Good Shepherd Lutheran Church  
of Baton Rouge, Inc.  
Owner: 5.00-Acre Tract

FILL RESTRICTION NOTE:

The approval of this plat or map does not relieve the immediate property owner or future property owner from complying with all applicable federal, state and City-Parish laws and ordinances governing the sale and development of the property. In particular, no filling of the property shall be commenced until all applicable provisions of Chapter 15 of the Unified Development Code are addressed.

DEED RESTRICTION NOTE:

The City of Baton Rouge and the Parish of East Baton Rouge do not enforce private deed and/or subdivision restrictions. However, the approval of this plat does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plat.

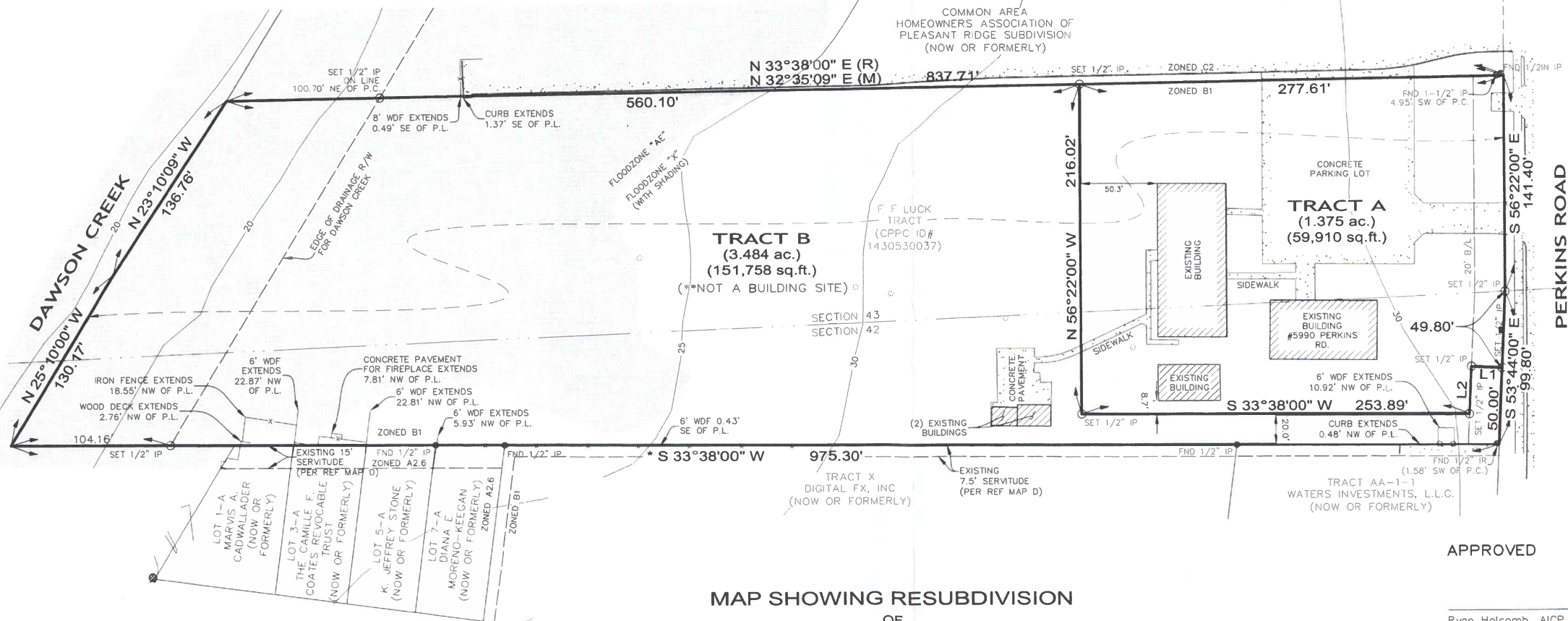


VICINITY MAP  
SCALE: 1" = 2000'

LANDSOURCE  
INCORPORATED

A Professional Surveying And Land Information Company  
6730 Eschequer Drive  
Baton Rouge, LA 70809  
Phone: (225) 752-0995  
Fax: (225) 752-0997  
email: ls@landsource.com  
website: www.landsource.com

PC SET 3/22/22



LEGEND

- Property Line
- Right of Way Line
- Servitude Line
- Building Setback Line
- Fence Line
- Found Iron Pipe/Rod
- Set 1/2" Iron Pipe
- Pipe Stub-Up
- Sewer Manhole
- Right of Way
- B/L Building Setback Line
- WDF Wood Fence
- FND Found
- IP/IR Iron Pipe/Iron Rod
- M.S.P. Major Street Plan
- P.L. Property Line
- P.C. Property Corner
- (R) Recorded
- (M) Measured
- Concrete Pavement

MAP SHOWING RESUBDIVISION  
OF  
5.00 ACRE FF LUCK TRACT  
INTO  
TRACTS A & B

BEING A PORTION OF MOSS SIDE PLANTATION  
LOCATED IN SECTION 42 & 43, T-7-S, R-1-E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
GOOD SHEPHERD LUTHERAN  
CHURCH OF BATON ROUGE, INC.

APPROVED

Ryan Holcomb, AICP, Director  
Or his designee  
City-Parish Planning Commission

Date 53483-SS  
4260490

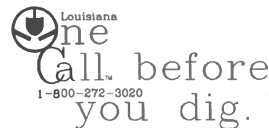
CERTIFICATION:

This is to certify that this plat is made in accordance with LA. revised Statutes 33:5051 ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys".



David L. Patterson, P.L.S.  
La. Registration No. 04784

3/1/22  
Date



ALL RIGHTS RESERVED  
P:\ls\22\22-667\22-667-01.dwg

DATE:  
MARCH 1, 2022  
JOB #: 22-667-01  
DWN. BY: SLP  
CKD. BY: DLP

SHEET NO:

01

OF: 01